

Town of Garrett Park
Ordinance 2021-01
Amendment of Chapter 4- Building, Housing and Business
Regulations
Proposed for Introduction on December 14, 2020

Whereas, the Garrett Park Town Council has carefully reviewed information prepared regarding a proposed change to Section 402 – Building Setback Lines, Lot Coverage and Floor Area Ratio; and

Whereas, Section 402(c)(1) of the Ordinance currently states that no main building or new construction shall be nearer to any street right-of-way than thirty (30) feet; and

Whereas, the Council wishes to allow more equitable house placement on corner lots that may have a side street condition under Montgomery County zoning definitions; and

Whereas, the requirement in the Ordinance for 30 feet setback from any street, combined with side setback requirements of 10 feet or more, creates a buildable area that is very narrow on corner lots that were laid out on the historic Garrett Park town plan as the end of a row of rectangular, narrow frontage, long depth lots facing one street, but without mid-block lots around the other side of the corner; and

Whereas, the Garrett Park Overlay District in Montgomery County zoning already provides a distinction between front and side street setbacks;

Now therefore be it resolved that Section 402(c)(1) shall be updated to distinguish that the 30 foot minimum setback is for front streets; and

Be it further resolved, the Garrett Park Overlay will cover corner lots with potential side street conditions with its current language stating: In the case of a corner lot, if the abutting lot on one of the streets either does not front on that street or is a non-Residential zone, the setback from that street must be a minimum of 15 feet.; and

Be it finally resolved, Section 402(c)(1) shall be updated to add the word front and then state that no main building or new construction shall be nearer to any front street right-of-way than thirty (30) feet.